



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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**MINUTES**  
**July 9, 2020**

Chairman Gibbs called the Planning Commission meeting to order at 7:00 p.m., on Thursday, June 4, 2020, in the Meeting Room of the Township of Spring Administration Building, 2850 Windmill Road, Cornwall Terrace, Berks County, Pennsylvania. Sarah Ehrlich, Barry Ulrich, Brad Weisman, Leroy Schannauer, Jeremy Zaborowski. Absent was Ron Keating, Dan Becker, Township Solicitor, and Jim Moll, Director of Engineering & Planning Services, and Chuck Frantz.

### **MINUTES:**

**June 4<sup>th</sup>, 2020** – A motion was made by Mrs. Ehrlich, second by Mr. Ulrich approving the minutes dated June 4<sup>th</sup>, 2020. Upon roll call, all members present voted affirmatively.

### **NEW PLANS:**

**325 Miller Road – Annexation Plan:** (Review letter dated July 8, 2020, attached) Mr. Moll reported the applicant's plans revision also includes the acquisition of land from the existing property to the south, Lot 3. Intended for providing enough area so that the proposed Lots 1 and 2 will now each comply with the additional requirements resulting from the presence of steep slopes Section 503(C). The buffer also been revised to extend slightly onto the new annexation parcel from Lot 3. The plan should contain a notation referencing restrictions under Section 518(B) for this area. The applicant has also requested a waiver of the provisions of Section 1005(D), after further review a motion was made by Mr. Ulrich, second by Mr. Weisman recommending that the Board of Supervisors grant the waiver requests, which also would include the reference to the annexation parcel from Lot 3. Upon roll call, all members present voted affirmatively. After further discussion, *Mrs. Ehrlich made a motion, second by recommending the Board of Supervisors approve the Annexation Plans subject to the adjustments as stated in the Township Engineer's review letter. Upon roll call, all members present voted affirmatively.*

### **PENDING PLANS:**

**Riverfront FCU – Extension of Time:** A motion made by Mr. Ulrich, second by Mrs. Ehrlich recommending that the Board of Supervisors grant an extension of time until October 26, 2020. Upon roll call, all members present voted affirmatively.

**3 Meridian Blvd – Extension of Time:** Mr. Ulrich made a motion, recommending the Board of Supervisors grant an extension of time until October 19, 2020. Upon roll call, all members present voted affirmatively.

### **MISCELLANEOUS**

**PSU Beaver Community Center – Project Change** – Mr. Moll stated the applicant is proposing to construct an ADA asphalt walkway adjacent to the Perkins Student Center on their campus along Broadcasting Road. Due to the proximity of the existing project site for the Beaver Community Center enlargement, they are requesting that the Township consider a modification to that project, rather than an individual project requiring a new land development submittal. After further discussion, Planning Commission due to scope of project and location of proposed ADA Walkway felt that its construction should be considered as a "field change" to the Beaver Community Center project. Mr. Ulrich *made a motion, second by Mr. Weisman recommending that the Board of Supervisors not require Penn State University to go through the Land Development process. Subject to review of Engineering Department and meeting said conditions as listed by Township Engineer's Letter. Upon roll call, all members present voted affirmatively.*

There being no further business, Chairman Gibbs adjourned the meeting at 7:45 p.m.

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Ron Keating, Secretary